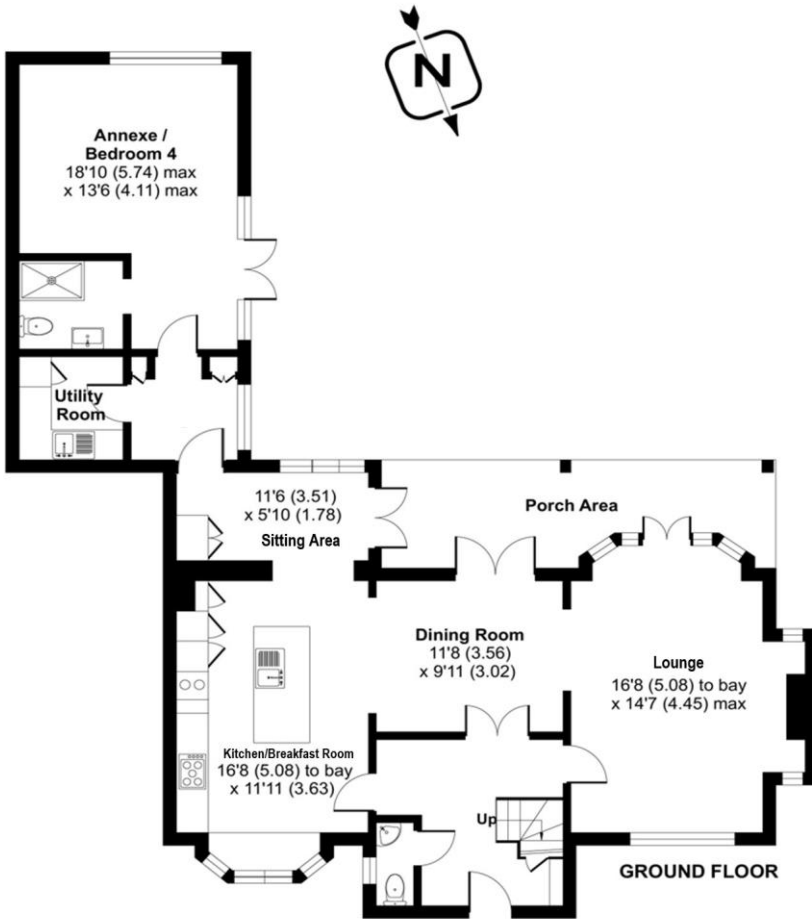






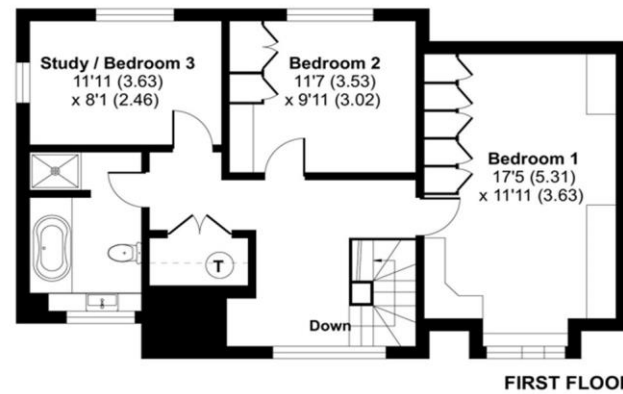
ACCOMMODATION

Positioned on a mature plot of a quarter of an acre, this character detached house built circa 1930 has a pleasing front elevation displaying a Tudor style central gable and two dormer windows complemented by leaded light double glazed windows. The well presented accommodation comprises a hallway with a cloakroom. The pleasing dual aspect lounge is found on the right and an open aspect links to the dining room while both rooms have glazed doors offering views of the garden. A further opening leads to the spacious kitchen/breakfast room that has a front facing window with a seat and a quality range of wall and base units including a matching island that incorporates a breakfast bar. This entire area combines to provide a superb social flow and will appeal to growing families or owners who host dinner parties. The rear lobby leads to a utility room and a large guest bedroom that benefits from a modern en-suite shower room and glazed doors leading to the garden. On the first floor there is a spacious landing, an airing cupboard and a front aspect window. The principal bedroom is an exceptional size and boasts a dual aspect with a pleasant outlook and an extensive range of fitted furniture. There are two further bedrooms and the family bathroom has a tastefully appointed three piece white suite. Outside the in and out gravel driveway provides parking for numerous vehicles. There is a pedestrian path on the right that leads to the garden while a brick arch on the left has wrought iron gates to a small courtyard where a door opens to the guest suite. The rear garden benefits from a southerly aspect being predominantly laid to lawn and enjoys a good degree of privacy with shrubs and mature trees that create an attractive outlook. A veranda is adorned with a wisteria and the extensive stone patio is perfectly positioned for the best of the summer sun. A garden shed is found in the top left corner.



Denotes restricted head height

Approximate Area = 1510 sq ft / 140.2 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Annexe = 358 sq ft / 33.2 sq m
 Total = 1900 sq ft / 176.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Charters Estate Agents Limited. REF: 1091231



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by The Common, the sports centre and the city golf course that boasts a thousand acres of green open space, whilst Stoneham Golf and Chilworth Golf Club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 and M27 motorways that allow access to regional towns and cities. The Parkway railway station is located opposite the international airport and has a fast route to London Waterloo. The University campus is found nearby in Highfield, with The General Hospital less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity, both in the public and private sector.



SPECIFICATION

- Character detached Tudor style house
- Well-presented interior with tasteful decor
- Superb open plan lounge & dining room
- Stunning kitchen/breakfast room
- Rear lobby with a utility room
- Superb guest bedroom with an en-suite shower
- Three first floor bedrooms and a quality bathroom
- Quarter acre plot with a southerly facing rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

Guide Price £900,000

TENURE

Freehold